

From: Melissa Caudle
To: CityClerk@austintexas.gov; [Sirwaitis, Sherri](#)
Subject: Writing in reference to Zoning Case C14-2021-0039 on 11/4/2021
Date: Tuesday, November 2, 2021 3:13:50 PM

*** External Email - Exercise Caution ***

Before Council on November 4, 2021 is whether to vote to allow rezoning on three parcels of land in my neighborhood - Zoning Case C14-2021-0039. As I understand it the owner/developer of these parcels has expressed an interest in building high density housing over commercial space and requires a zoning change to enact these plans. The neighborhood met with the Planning Commission over concerns regarding the quantity proposed and how it might affect the neighborhood in terms of gentrification and traffic issues.

First off I fully support higher density developments including this one. The problem is that this is being put in a neighborhood where the city infrastructure to support very high density developments is lacking. If the city commits to fix some of these issues before this development goes forward I'd be on board.

This development sits at Grady/Brownie/Middle Fiskville right off IH-35. There are no sidewalks on Middle Fiskville connecting it to either Braker Lane in the North or the neighborhood except on Grady lane to the west where there are incomplete sidewalks. Grady Lane and the other streets in our section (Brownie Drive, Applegate Drive, etc.) are used as cut throughs from North Lamar to IH-35. Grady has speed humps on it to mitigate the traffic, many of the surrounding streets do not - including the closest alternative to Grady, Applegate Drive.

Based on current neighborhood traffic alone we have asked for YEARS that speed mitigation be put in on Applegate Drive - which is one block over from Grady and used as a cut through for people to speed between IH-35 and North Lamar. Applegate Drive barely can accommodate two lanes of traffic due to its narrowness, has no sidewalks, no curbs, and no speed humps. The increase in traffic that would inevitably ensue from having a high density development put into our neighborhood is a major concern for the residents who already live here and already do not allow their kids to walk around due to fear they will be hit by a car.

We had speed recording devices on Applegate for the better part of a year this past year after asking for years for help - only to be told that if we would like to know the outcome of that data collection we would have to ask for an open records request. We were simply asking what next steps were and what the outcome of the recording showed and we repeatedly were told to just do an open records request on the data. How is that helpful and how does it address the needs of the neighborhood? How will a high density development not exacerbate existing problems the city seems either unwilling or unable to help with? If the city has shown itself to be unwilling to mitigate these issues at current traffic levels - why should the neighborhood believe the response will be any different when it is worse?

If the city decides to approve this rezoning we ask that the city also commit and follow through on upgrading the much needed infrastructure in the area. Parts of the neighborhood near this development were already deemed "very high priority" or "high priority" in the Austin Sidewalk Master Plan. As we all know there are not enough funds to create every

single sidewalk needed in Austin at this time, but we do not want to fall through the cracks like so much of District 4 historically has. Council could prioritize the sidewalks and infrastructure (drainage is a known issue in this area in regard to building sidewalks and improvements) in an underserved area such as ours that it wants to create more density in. Otherwise more density will just exacerbate the issues we already have. Our district has done its part in terms of providing density and affordable housing for decades and now the city needs to prioritize and enable the needed infrastructure to support these new density initiatives.

Best,
Melissa Caudle

Mockingbird Hill Neighborhood Resident

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